



6c Eastgate,
Lincoln

BROWN & CO JHWalter



6c Eastgate, Lincoln

A rare opportunity to acquire a unique townhouse pleasantly hidden away in the heart of Uphill Lincoln with stunning views of the Cathedral. The train station and City Centre are a short walk down the hill with a wealth of further amenities on offer.

The property offers spacious and versatile accommodation spread across three floors comprising of entrance hall, bedroom / reception room, breakfast kitchen and shower room to the ground floor, along with a bedroom with dressing room, bathroom, living room and sun lounge to the first floor, as well as two further bedrooms and shower room to the second floor.

Outside is a driveway which leads to a single garage, gravelled garden to the front and enclosed courtyard to the rear. The property also benefits from underfloor heating, warm air recycling and ventilation, and is sold with no onward chain.



ACCOMMODATION

Entrance Hall

Front entrance door, double glazed window to front, stairs rising to first floor, tiled flooring, coving to ceiling.

Bedroom

Two double glazed windows to front, underfloor heating, two fitted pull down beds, two storage cupboards, warm air recycling and ventilation.

Breakfast Kitchen

Double glazed windows and French doors to rear, tiled flooring with underfloor heating, one and a half drainer sink, preparation work surfaces, matching base and eye level storage units, integrated fridge freezer, space for cooker with extractor hood over, space for washing machine, under stairs storage cupboard, coving to ceiling, door leading into garage, warm air recycling and ventilation.

Shower Room

Double glazed window to rear, WC, pedestal wash basin, shower cubicle, tiled flooring, radiator, extractor, coving to ceiling.

Garage

Electric up and over door to front, personnel door to rear.

First Floor Landing

Airing cupboard with controls for air recycling system, stairs rising to second floor, coving to ceiling.

Bedroom

Double glazed French doors opening onto a balcony which enjoys stunning views of Lincoln Cathedral, coving to ceiling, tiled flooring with underfloor heating, radiator, door leading to:

Dressing Room

Double glazed window to rear, warm air recycling and ventilation.

Bathroom

Two double glazed windows to rear, WC, bidet, pedestal wash basin, bath, coving to ceiling.

Living Room

Twin aspect double glazed windows, solid wood flooring with underfloor heating, gas fireplace, warm air recycling and ventilation.

Sun Lounge

Double glazed windows enjoying stunning views of Lincoln Cathedral, gas radiator.

Second Floor Landing

Velux window, storage cupboard.

Bedroom

Velux windows, solid wood flooring, radiator, warm air recycling and ventilation.

En Suite

Velux window, tiled flooring, WC, pedestal wash basin, shower cubicle, storage cupboards, radiator, extractor.

Bedroom

Double glazed window to side, Velux windows to front and rear, solid wood flooring, radiator, warm air recycling and ventilation.

OUTSIDE

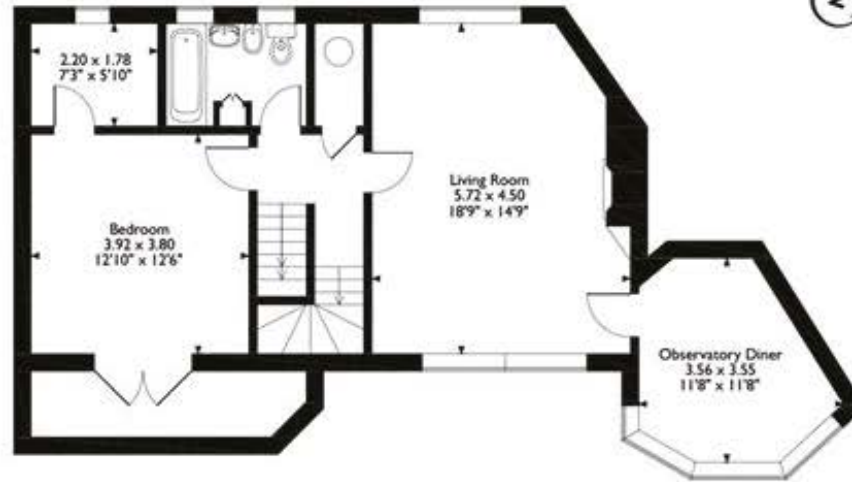
To the front the property is accessed via a block paved driveway which leads to the garage. There is also a gravelled garden with decorative shrubs. To the rear is an enclosed courtyard with pedestrian access leading to Bailgate.



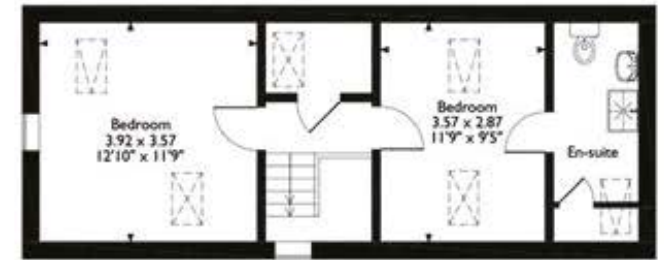
Approximate Gross Internal Area
1775 SQ FT/165 SQ M



Ground Floor

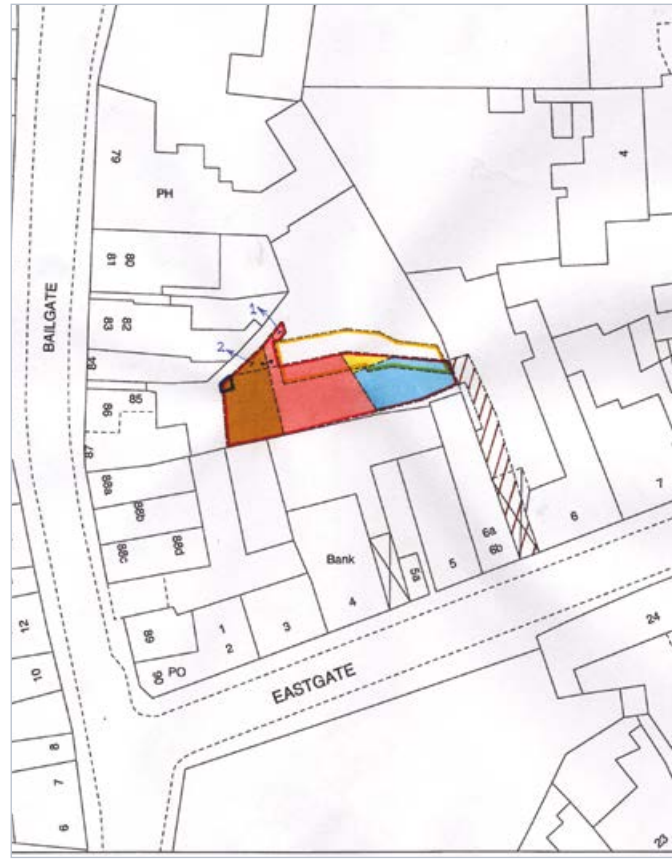
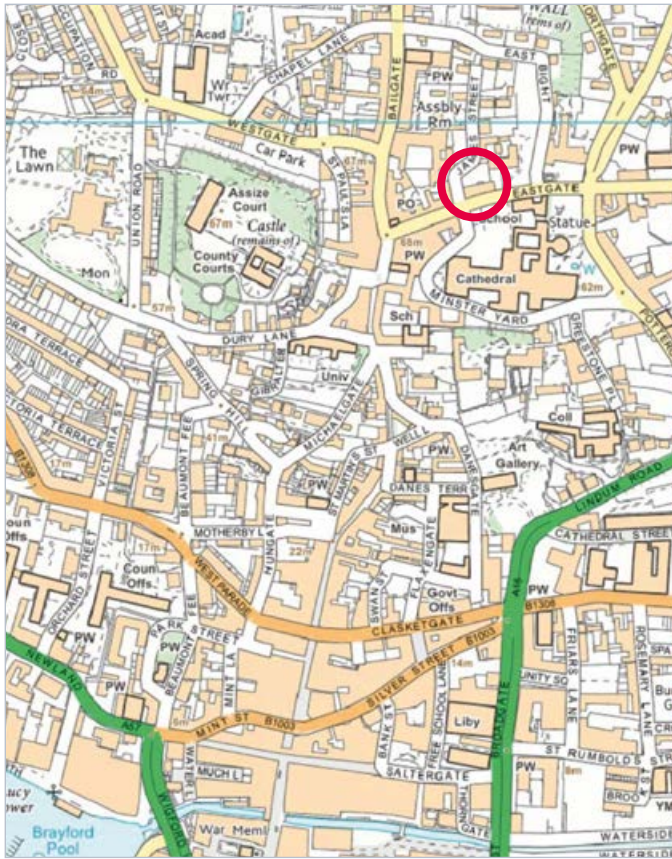


First Floor



Second Floor





Energy performance certificate (EPC)																																		
6C EASTGATE LINCOLN LN2 1QA	Energy rating C	Valid until: 10 May 2031 Certificate number: 0040-2400-2250-2599-1391																																
Property type	Semi-detached house																																	
Total floor area	129 square metres																																	
Rules on letting this property																																		
Properties can be rented if they have an energy rating from A to E.																																		
If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).																																		
Energy efficiency rating for this property																																		
This property's current energy rating is C. It has the potential to be B.																																		
See how to improve this property's energy performance.																																		
<table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>92+</td> <td>A</td> <td></td> <td></td> </tr> <tr> <td>81-91</td> <td>B</td> <td></td> <td></td> </tr> <tr> <td>69-80</td> <td>C</td> <td>69 C</td> <td>86 B</td> </tr> <tr> <td>55-68</td> <td>D</td> <td></td> <td></td> </tr> <tr> <td>39-54</td> <td>E</td> <td></td> <td></td> </tr> <tr> <td>21-38</td> <td>F</td> <td></td> <td></td> </tr> <tr> <td>1-20</td> <td>G</td> <td></td> <td></td> </tr> </tbody> </table>		Score	Energy rating	Current	Potential	92+	A			81-91	B			69-80	C	69 C	86 B	55-68	D			39-54	E			21-38	F			1-20	G			<p>The graph shows this property's current and potential energy efficiency.</p> <p>Properties are given a rating from A (most efficient) to G (least efficient).</p> <p>Properties are also given a score. The higher the number the lower your fuel bills are likely to be.</p> <p>For properties in England and Wales: the average energy rating is D the average energy score is 60</p>
Score	Energy rating	Current	Potential																															
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POSTCODE: LN2 1QA

COUNCIL TAX
Band F

AGENTS NOTE

The Property has a flying freehold and does not own the second garage. Please contact the agent for more information.

BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer, Brown&coJHWalter are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

VIEWING PROCEDURE

Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01522 504304.

AGENT

James Drabble 01522 504304
lincolncitycentre@brown-co.com

IMPORTANT NOTICES

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